

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission
FROM: Rob D. Gill, Zoning Technician
VIA: Carlos de Melo, Community Development Director
SUBJECT: June 20, 2006 Planning Commission Meeting – Agenda Item 5A
215 Hiller Street – Review of Final Landscape Plan

Summary

Attached please find the final Landscape Plan for the proposed addition to the existing single family dwelling at 215 Hiller Street. The Commission granted Single-Family Design Review approval for the project at the January 17, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

I.A.8. Prior to the issuance of building permits for the project, the applicant shall submit a final landscape plan which includes number, species, and location of plantings for review and approval by the Planning Commission. The landscape plan shall include the installation of a minimum of one new 24” box size tree for the front yard area. The landscape plan shall also reflect the removal of excess paving in the driveway (over and above the 17 ft. width by 18 ft. length) required for the dwelling.

Background

At the June 7, 2006 meeting, the Planning Commission directed staff to work with the applicant to address the specific concerns listed below:

Provide a revised final landscaping plan to include the following;

- The planting of one additional tree within the front yard area (adjacent to the front porch)
- The planting of additional shrub plantings to further soften/minimize the overall “bulk” of the front elevation of the dwelling (porch area).
- Fully document all existing landscaping and hardscape areas of the site.
- Reduce the height of all existing wooden fences/lattice surrounding the sides and rear of the of the site in compliance with the Belmont Zoning Code (BZO Section 9.7.1 (F)1

1 Section 9.7.1 (f) - “Permitted in any yard: Fences, walls or lattice-work screens having a height of not more than six feet above any portion of the adjoining ground level...”

A revised landscape plan sheet (see Attachment II, dated 06/13/06) addressing the above issues and the Conditions of Approval (January 17, 2006 COA I.A.8) was submitted and is summarized in the Landscape Plan section below.

Landscape Plan

The revised landscape plan has been modified to provide details of all existing and proposed plant types, quantities, and locations. The revised landscape plan has also been modified to reflect the removal of the existing paving along the west portion of the driveway and replacement with landscaping (24” box size Mayten tree and landscaping/greenery) for this area. New landscaping for the project will consist of two shrub plantings (2 to five gallon size) to further soften/minimize the overall “bulk” of the front elevation of the dwelling (porch area). One additional tree planting (Japanese maple) is also proposed within the front yard area to further enhance the existing and proposed landscaping within the front yard area. The rear and side yard areas are to be left in their natural condition (native shrubs, trees, and lawn area, etc.).

The landscape plan has also been revised to show/indicate all existing hardscape areas for the site, and that the fences/lattice surrounding the sides and rear of the site will be reduced to have a maximum height of six-feet in compliance with the Belmont Zoning Code (BZO Section 9.7.1 (F))

Recommendation

Staff recommends the Commission approve the Landscape Plan as proposed subject to the following additional conditions:

1. *If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.*
2. *Prior to the issuance of a final building for the proposed addition, the applicant shall reduce the fences/lattice surrounding the sides and rear of the site to a maximum six-foot height in compliance with Belmont Zoning Code (BZO Section 9.7.1 (F)).*

Attachments

- I. Resolution Approving Landscape Plan
- II. Revised Landscape Plans

PLEASE NOTE:

Attachment II is not included as part of this document – please contact the Community Development Department at (650) 595-7417 for further information on these attachments.

RESOLUTION NO. 2006-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A FINAL DRIVEWAY WIDENING AND LANDSCAPE PLAN FOR 215 HILLER STREET (APPL.NO. 2005-0037)

WHEREAS, Paul J. Williams and Dawn S. Wilson, property owners, request approval of the Landscape Plan in conjunction with the Single Family Design Review project to construct a 519 square foot addition to the existing single family residence for this site; and,

WHEREAS a public meeting was held on June 20, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated June 20, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission findings that approval of the final Landscape Plan is subject to the additional Conditions of Approval as follows:

- If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.
- Prior to the issuance of a final building for the proposed addition, the applicant shall reduce the fences/lattice surrounding the sides and rear of the site to a maximum six-foot height in compliance with Belmont Zoning Code (BZO Section 9.7.1 (F)).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape for the Single Family Design Review entitlements granted for 215 Hiller Street as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 20, 2006 by the following vote:

AYES,
COMMISSIONERS: _____

NOES,
COMMISSIONERS: _____

ABSENT,
COMMISSIONERS: _____

ABSTAIN,
COMMISSIONERS: _____

RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary